

THOMAS J. EVANS
Director of Revenue and Finance



CODE ENFORCEMENT DEPT.

DAVID BERRY
Construction Official
Zoning Official

TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE
NUTLEY, NEW JERSEY 07110

BUILDING
PLUMBING
ELECTRICAL
FIRE
ZONING

TELEPHONE: (973) 284-4957 · FACSIMILE: (973) 284-0071

December 15, 2025

Hua Ping Dong and Xue Rong Tang
3 Union Avenue
Nutley, NJ 07110

Re: **Driveway Increase
Front Yard Coverage
3 Union Avenue
Block- Lot: 9407/12**

Dear Mr./Ms.,

Your request for a permit, at the above referenced premises, to widen the existing driveway to 16', which reduces the front yard coverage, as shown on the property survey prepared by Butler Surveying & Mapping, Inc. dated November 1, 2016 is denied for the following.

This property is located in an R-2 district as shown on the Nutley Zoning Map.

Chapter 700, Article VIII, Section 700-48 of the Codes of Nutley states any lot containing a residence for one or two families shall have at least 60% of the required front yard in landscaping. This area shall not be covered with paving, walkways or any other impervious surface. Landscaping may consist of grass, ground cover, shrubs and other plant material. *The required landscaping is 60%, the proposed is 40%.*

A non-refundable filing fee of \$175.00 was received by the Code Enforcement Department in order to begin the application process. All tax and water bills must be paid to date prior to the processing of a variance fee.

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from Jessica D'Onofrio, jdonofrio@nutleynj.org or at 973-284-4957. It should be noted that, under State Statute, notice of appeal of this decision must be filed with this office no later than twenty (20) calendar days from the date of this notice.

Any changes to the proposed plans must be submitted prior the applications being returned to the Code Enforcement Office. No changes can be made once the application is received by this office.

Sincerely,

David Berry
Zoning Official

DB/jd



TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-25-0046

TO ALL APPLICANTS: This application form is designed to obtain from you information necessary for the processing of your application by the Zoning Board of Adjustment.

Application Fee: \$ 175 (on denial letter)

Date of Denial Letter: 12/15/25

Section I: SUBJECT PROPERTY

Address: 3 Union Avenue

Block: 9407 Lot: 12 Zone: R-2

	District Requirements	Proposed
Lot Area	_____	_____
Lot Width	_____	_____
Lot Depth	_____	_____
Front Yard	_____	_____
Side Yard	_____	_____
Rear Yard	_____	_____
Other	_____	_____

Section II: APPLICANT INFORMATION

Name: Hua Ping Deng

Address: 3 Union Ave, Nutley, New Jersey

X 07110

Telephone: 917-334-3023

Email Address: Hua.P.Deng@yahoo.com

Applicant is a:

____ Corporation ____ Partnership ____ LLC X Individual

If the owner is not the applicant, the following must be provided:

Owner Name: _____

Address: _____

Telephone: _____

Email Address: _____

Section III: DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1 the names and address of all persons owning 10% of the stock in a corporation or a 10% interest in any partnership must disclosed by the applicant. In accordance with N.J.S. 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest.

Name: _____

Address: _____

Interest: _____

Name: _____

Address: _____

Interest: _____

Name: _____

Address: _____

Interest: _____

Section IV: PROPERTY INFORMATION

	Existing	Proposed
Total existing and total proposed dwelling units	_____	_____
Total existing and total proposed professional offices	_____	_____
Total existing and total proposed parking spaces	_____	_____

Present use of premises: One Family Dwelling

Has there been any previous appeal, request, or application to this or any other Township of Nutley Board or the Construction Code Official involving these premises? NO

If yes, state the nature, date and the disposition of each such matter: _____

Section V: PROFESSIONAL INFORMATION

Applicant's Attorney

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email Address: _____

Applicant's Architect

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email Address: _____

Applicant's Engineer

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email Address: _____

Applicant's Planning Consultant

Name: _____
Address: _____

Telephone: _____ Fax: _____
Email Address: _____

***List any other expert who will submit a report or who will testify for the applicant.
(Attach additional sheets, if necessary)***

Name: _____
Address: _____

Telephone: _____ Fax: _____
Email Address: _____ Field of Expertise: _____

Section VI: GENERAL INFORMATION

In the space below, state the nature of the constraints imposed by the physical characteristics of the land under consideration (i.e. exceptional narrowness, shallowness 01' topographic conditions).

X The Property is constrained by a narrow lot width. Due to this condition, the driveway can only accommodate one vehicle and cannot reasonably fit a second car without a variance.

In the space below, state any other extraordinary or exceptional situation or condition of the land involved which would constrain development in accordance with Zoning Regulations

X with only one parking space available, and the garage is in use by another vehicle, there are no reasonable parking alternatives for my vehicle. Street parking is restricted, which results in ticketing.

Explain how not granting this variance request would impose peculiar and exceptional practical difficulties or exceptional or undue hardship upon you.

Street parking is restricted in the area, parking on the street can result in tickets, leaving me with no reasonable alternative for parking my vehicle. This creates an ongoing hardship, especially during harsh weather conditions such as rain or snow, and limits safe and convenient access to the property.

Explain how the granting of this variance will not detrimentally affect the public good or substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

This variance would let me park safely on my own property without causing any issues for the neighborhood. It would make everyday access to my home easier and safer, especially during harsh weather.



Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 9407-12
DONG, HUA PING & TANG,XUE RONG
3 UNION AVENUE

16 parcels fall within 200 feet of this parcel(s).

Block-Lot: 9407-7

CASTRO, VICTOR
27 UNION AVENUE
NUTLEY, NJ 07110
RE: 27 UNION AVENUE

Block-Lot: 9407-1

SF NUTLEY PROPERTIES OWNER II, LLC
300 BLVD OF AMERICAS #201
LAKEWOOD, NJ 08701
RE: 30 YALE STREET

Block-Lot: 9407-10

MAXVCTRY, GEORGE
9 UNION AVE
NUTLEY, NJ 07110
RE: 9 UNION AVENUE

Block-Lot: 9406-5

ZITOLA, MICHAEL & DI GIACOMO, ROBYN
22 WESLEY PL
NUTLEY, NJ 07110
RE: 22 WESLEY PLACE

Block-Lot: 9407-11

BOLCATO, RICHARD J. & DONNA MARIA
7 UNION AVE
NUTLEY, NJ 07110
RE: 7 UNION AVENUE

Block-Lot: 9406-1

24 UNION AVENUE CONDOMINIUM
24 UNION AVENUE
NUTLEY, NJ 07110
RE: 24 UNION AVENUE

Block-Lot: 9407-8

SIMERAL, CAROL A.
23 UNION AVE
NUTLEY, NJ 07110
RE: 23 UNION AVENUE

Block-Lot: 9407-9

KAMEL, MESHEL & SHENOUDA, SHERY
21 UNION AVENUE
NUTLEY, NJ 07110
RE: 21 UNION AVENUE

Block-Lot: 9406-9

16 UNION AVENUE, LLC.
45 RIDGE ROAD
ROSELAND, NJ 07068
RE: 16 UNION AVENUE

Block-Lot: 9406-6

SANCHEZ, MARITZA
5 WESLEY PL
NUTLEY, NJ 07110
RE: 5 WESLEY PLACE

Block-Lot: 9407-13

MCGEOWN, JOHN E. & KIMBERLEE
1 UNION AVE
NUTLEY, NJ 07110
RE: 1 UNION AVENUE

Block-Lot: 9406-7

WILSON, WILLIAM & CARLA J
3 WESLEY PL
NUTLEY, NJ 07110
RE: 3 WESLEY PLACE

Block-Lot: 9406-8

SICONOLFI, SALVATORE
57 HOLSTER ROAD
CLIFTON, NJ 07013
RE: 4 UNION AVENUE

Block-Lot: 9406-10

SODA, STEVEN
18 UNION AVE
NUTLEY, NJ 07110
RE: 18 UNION AVENUE

Block-Lot: 9406-11

COFONE, ANTOINETTE ET AL.
20 UNION AVE
NUTLEY, NJ 07110
RE: 20 UNION AVENUE

Block-Lot: 9406-1-C0004

VAZQUEZ, DAVID & SONIA
24 UNION AVENUE
NUTLEY, NJ 07110
RE: 24 UNION AVENUE C0004

UTILITIES

(A)

AT & T
Corporate Office
P.O. Box 7207
Bedminster, NJ 07921-7207

(B)

NJ Dept. of Transportation
1035 Parkway Avenue
CN-600
Trenton, NJ 08625

(C)

Essex County Planning Board
Public Works Building
900 Bloomfield Avenue
Verona, NJ 07044

(D)

PSE&G Company
Manager-Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

(E)

North Jersey District Water Supply Co.
1 F.A. Orechio Drive
Wanaque, NJ 07465

(F)

Passaic Valley Water Co.
1525 Main Avenue
Clifton, NJ 07011

(G)

Verizon
540 Broad Street, Room 305
Newark, NJ 07101

(H)

TCI of Northern New Jersey
40 Potash Road
Oakland, NJ 07436
Attn: Dan Gannon

(I)

Essex County Utilities Authority
Leroy R. Smith Jr. Public Safety Building
60 Nelson Place – 6th Floor
Newark, NJ 07102

(J)

Norfolk Southern Railway
125 County Road
Jersey City, NJ 07307

Bldg Dept Copy

NORTH
REF No. 1

LOT 1
N22°18'00"E 37.50'



Flant Yard
concrete
37.50 x 24.8 = 930
6000 [558-0]
4000 - 372
N67°42'00"E 100.00'
4' CHAIN LINK FENCE

1- 3x25 = 75
2- 5x6 = 30
3- 6x6 = 36
4- 9x8 = 72
5- 4x10 = 40
6- 7x25 = 175
7- 3x4 = 12
Total 368

5' concrete
16'

S22°18'00"W 37.50'
UNION (60' WIDE) AVENUE

HANCOX (50' WIDE) AVENUE

POINT OF BEGINNING
449.77'

● = SET POINT PROPERTY MARKER

ABBREVIATIONS:
 AG. FENCE CORNER - BR. MARKER PH. PORCH
 DC DRCP CURB - W. WATER VALVE - MASONRY
 DC GAS VALVE - CONCRETE POLE - LANDSCAPING

REFERENCES:
 1. AMERICAN TITLE AGENTS, LLC DOCUMENT NO. 122821
 2. OFFICIAL TAX MAP OF TOWNSHIP OF MITCHELL

40%

COLOR KEY:
 BLUE BOUNDARY LINE, CURBS AND DISTANCES
 GREEN ALL LOT, BLOCK AND AREA
 BLACK EXISTING FEATURES

Plan: BDM16-4256 Scale: 1" = 30' 11/01/2016

BUTLER
 SURVEYING & MAPPING, INC.
 PROFESSIONAL ENGINEERING AND SURVEYING SERVICES
 78 VREELAND AVENUE • MIDLAND PARK • NJ 07432